

## COMBINED SYNOPSIS/SOLICITATION

This is a combined synopsis/solicitation for a commercial item, prepared in accordance with the format in FAR Subpart 12.6, as supplemented with additional information included in this notice. This announcement constitutes the only solicitation; bids are being requested and a written solicitation will not be issued. Solicitation W91247-06-R-0052 is issued as a Request for Proposals (RFP) **NO FAXES**. The provisions and clauses may be downloaded at <http://www.arnet.gov/far/>.

Offerors shall utilize the Bid Schedule of Supplies and Services, which can be found on the Fort Bragg Directorate of Contracting Website, located at the end of this synopsis/solicitation. In the blank, under the quantity of each line item, offerors must insert the maximum number of rooms that their facility can provide during the period of performance using the formula (number of rooms per day multiplied by the number of days in the period of performance). Multiple awards are anticipated in order to obtain the required number of rooms.

This acquisition is being solicited as Unrestricted under NAICS Code 721110 with a size standard of \$6.0 Million. The U.S. Army, Fort Bragg NC has a requirement for Temporary Lodging for U.S. Army Reservists. This acquisition is a Fixed Price Requirements type contract with a Base Period of (92 days)- 1 July to 30 September 2006 and two one-year Option Periods: 1 October 2006 thru 30 September 2007; and 1 October 2007 thru 30 September 2008. Proposals shall include prices for the base and option periods. Offerors may offer different prices for each period.

The following can be downloaded at the Fort Bragg DOC website: <http://www.bragg.army.mil/www-doc/default.htm>: (1) Combined Synopsis/Solicitation, (2) Bid Schedule/Section B, (3) Representations and Certifications, (4) TE-1, 10-Mile Radius Map, (5) TE-2, Wage Determination, and (6) SF 1449. A Pre-Bid Conference will be held on **Monday, 12 June 2006, 2:00 p.m. EDT, at the Directorate of Contracting Building 1-1333 corner of Macomb and Armistead Streets**. Offerors are restricted to two (2) representatives per company. If you plan to attend this conference, fax or email a request to MAJ Scott L. McKee, (910) 396-5623 fax or email [scott.mckee@conus.army.mil](mailto:scott.mckee@conus.army.mil) no later than **3:00 p.m. EDT, Friday, 9 June 2006**. Please bring a copy of the 6 documents noted above.

**Proposals are due at 2:00 p.m. EDT, Monday, 20 June 2006, Fort Bragg, NC Directorate of Contracting, Building 1-1333 on the corner of Macomb and Armistead Streets.** Proposals must include a hard copy of the following documents: (1) SF 1449 signed by an individual authorized to bind the company; (2) a completed Bid Schedule of Supplies and Services providing the maximum number of rooms your lodging facility can provide and the price per room for each line item; (3) completed representations and certifications; and (4) a statement acknowledging any amendments to the solicitation, if applicable.

Amendments, if any, will be published in the Army Single Face to Industry (ASFI) web page and posted to the Fort Bragg DOC website.

**Line Item 0001** is for the base period of performance 1 July - 30 September 2006: Single occupancy rooms which are a minimum of 400 square feet net living space, estimated quantity of 300 rooms/day x 92 days = 27,600 rooms.

**Line Item 0002** is for the option period of performance 1 October 2006 thru 30 September 2007: Single occupancy rooms, which are a minimum of 400 square feet net living space, estimated quantity of 300 rooms/day x 365 days = 109,500 rooms.

**Line Item 0003** is for the option period of performance 1 October 2007 thru 30 September 2008: Single occupancy rooms, which are a minimum of 400 square feet net living space, estimated quantity of 300 rooms/day x 365 days = 109,500 rooms.

All line items quantities are based on the estimated number of rooms required per day, multiplied by the total number of days in the period of performance. Offerors shall utilize the Bid Schedule of Supplies and Services, which can be found on the Fort Bragg Directorate of Contracting Website <http://www.bragg.army.mil/www-doc/Contractors/SOLICIT.HTM>, located at the end of this synopsis/solicitation. In the blank under the estimated quantity of each line item, **Offerors should insert the maximum number of rooms that their facility can provide during the period of performance; at the price per day per room.**

**STATEMENT OF WORK:**

The Contractor shall furnish facilities, furniture, equipment, supplies, management, supervision and personnel to provide lodging accommodations as specified for U.S. Army Reservists temporarily assigned to Fort Bragg, NC. Lodging facilities must be within a ten (10)-mile radius of the Fort Bragg Directorate of Contracting (DOC), Fort Bragg, NC (See TE 1 found on the DOC website).

The offeror shall comply with all applicable local, state, and federal fire safety codes and regulations at all times.

The Government will not pay more than the Government per Diem rate for the area of Fayetteville, NC. Single rooms are required, which contain a minimum of 400 square feet living space. If apartments are proposed, each bedroom within the apartment is the equivalent of one motel room.

All rooms shall be a minimum of 400 square feet net living area: bedroom, private bath, sitting area, and kitchenette. In addition, rooms shall be supplied with the following, fully operational equipment: one (1) telephone, one (1) television, one (1) microwave, one stove with a minimum of two burners, and one (1) refrigerator. All rooms shall receive clean towel, trash removal and clean linen service as follows: Clean towel exchange shall occur three (3) times a week. Contractor shall provide trash removal/collection services on a daily basis. Clean bed linen service shall occur one (1) time a week. All other cleaning shall be performed in accordance with the Contractor's normal commercial business practices for long-term occupants. All mattresses, bedspreads, pillows, and blankets shall be free of stains. In addition, bathrooms shall have no peeling paint, broken tiles or mildew.

The Government will provide a list to the Contractor specifying which Reservists will receive rooms. No individual room assignments, or switching of rooms will be permitted by the Reservists.

Room Assignments – Within two working days after room assignments are confirmed, and on the 1<sup>st</sup> day of each month thereafter, the contractor shall provide a list of room assignments by name, military unit, and registration date to the Ordering Officer/COR. The only person(s) authorized to order rooms and commit the Government are the Contracting Officer, the Contract Specialist and the primary or alternate Ordering Officer/COR. Orders placed by anyone other than any of the above individuals are not authorized and will not commit the Government for payment. The Government will not be responsible for any miscellaneous charges incurred by the individual Reservist.

The Contractor shall explain to the Reservists which miscellaneous services are not covered by this contract, such as personal telephone charges, pay-for-view movies, room service and other such services available, and how the Contractor for those services will charge the Reservist. The Government is under no obligation to provide services for accompanying spouses or visitors. Charges for spouses or other visitors shall be between the Contractor and the spouse, Reservist or visitor.

The Contractor shall not knowingly condone illegal acts on the premises of his/her establishment. The Contractor shall have a Security Plan to ensure the U.S. Army Reservists are in a safe environment, and provide said plan to the Contracting Officer in writing within 10 days after contract award. The security plan shall address measures in place to insure a safe and crime free environment, and shall establish procedures for Reservists to report problems if they arise. The Government assumes no liability for any damage caused by the Reservists.

The Contractor shall have a Quality Plan in place to ensure that the facilities meet state and local health, sanitation and fire prevention standards, and that inspections are being conducted in accordance with said plan. The Quality Plan shall be provided to the Contracting Officer in writing within 10 days after contract award. At the direction of the Contracting Officer, Contract Specialist, or COR, the Contractor shall unlock room doors to allow access of Government Officials.

The Contractor's employees shall be courteous to all persons serviced under this contract. Courtesy rendered shall be equal to that rendered to other civilian customers of the establishment.

**Advanced Notification Period** - The Government reserves the right to cancel/terminate any or all portions of a reservation one week after written notification from the COR/Ordering Officer, Contracting Officer, or Contract

Specialist. The Contractor will waive any charges against the Government due to the cancellation/termination, and release it from all obligations under the contract, if the Government gives the required one-week advance notification.

Invoices shall be submitted monthly to Department of the Army, 2125<sup>th</sup> Garrison Support Unit, Building AT-4858 Deglopper Street, Fort Bragg, NC 28307. Invoices shall clearly state the number of occupants for the billing period by CLIN, stating the occupants name, room number, military unit, dates registered and vacated, the number of days in the room, room rate, and the total cost for that individual.

Payment by Government Commercial Credit Card is an optional means for payment of services/supplies ordered. On the Bid schedule located on the Fort Bragg Directorate of Contracting website, bidders are requested to indicate whether they will accept the credit card as a method of payment by placing a check mark at the beginning of one of the paragraphs.

Please note that U.S. Department of Labor **Wage Determination Number 1995-0751, Rev. 18, Date: 05/24/2006 is incorporated into this solicitation and is attached as TE-2**, and shall be applicable to any resultant contract. This Wage Determination can also be found at the DOC website. <http://www.wdol.gov/sca.aspx>

**Clauses/Provisions.**

**FAR 52.212-1**, Instructions to Offerors - Commercial Items, is applicable except that facsimile or alternate bids are not acceptable, and bidder shall agree to hold the prices in its bid firm for 60 calendar days from the date specified for receipt of bids.

**FAR 52.212-2**, Evaluation Commercial Items, applies with the following evaluation factors inserted in paragraph 'a' of the provision: (1) Price, (2) Availability of rooms, and (3) Past Performance.

**FAR 52.212-4**, Contract Terms and Conditions-Conditions – Commercial Items.

**FAR 52.212-5**, Contract Terms and Conditions Required to Implement Statutes or Executive Orders, Commercial Items applies with the following subparagraphs checked as appropriate: 52.203-6, 52.219-8, 52.222-21, 52.222-26, 52.222-35, 52.222-36, 52.222-37, 52.232-33, 52.232-36, 52.222-41, 52.222-42, and 52.222-43.

**DFARS 252.212-7001**, Contract Terms and Conditions Required to Implement Status or Executive Orders Applicable to Defense Acquisitions of Commercial Items, applies with the following subparagraphs checked as appropriate: 52.203-3, 252.205-7000, 252.219-7003, 252.243-7002, 252.247-7023 and 252.247-7024. Additionally, DFARS 252.246-7000, Material Inspection and Receiving Report is applicable.

**FAR 52.212-3**, Offeror Representations and Certifications-Commercial Items and **DFARS 252.212-7000**, Offeror Representations and Certifications-Commercial Items are applicable and Bidders shall include a completed copy of the Representations and Certifications with their offer. These Representations and Certifications can be found on the website provided at the end of this synopsis/solicitation.

**FAR 52.216-18**, Ordering, paragraph (a) shall state: 'such orders may be issued from 1 July 06 through 30 Sep 06. If the Government elects to exercise the Option Periods, delivery orders may be issued for the periods as stated in the Schedule'. Of the offerors receiving award, a list will be compiled based on the lowest rate for each offeror to the highest rate. Each set of room requirements will be offered to each of the facilities receiving a contract in the order established when they were awarded. If none of the lodging facilities can provide the rooms required to maintain unit integrity, the Ordering Officer/COR shall again start with Facility (1) on the list, determine how many that facility can accommodate, then proceed to the next facility in the order on the list until the total requirement has been filled.

**FAR 52.216-19**, Order Limitations, paragraph (a) shall state: '\$500.00,' paragraph (b)(1) '\$2,000,000.00' (b)(2) '\$4,000,000.00' and (b)(3) 'ten (10)'

**FAR 52.216-21**, Requirements, paragraph (f) shall state, '30 Sep 06'; **FAR 52.217-8** Option to Extend Services, (a) insert 'at any time prior to the expiration of the contract' in the first blank; insert '14 calendar days prior to the expiration of the contract' in the second blank. (c) Insert '24 months'.

**FAR 52.217-9** Option to Extend the Term of the Contract, paragraph (a) shall state, 'at any time prior to expiration of the contract', and paragraph (c) shall state, '24 months'

**FAR 52.232-18** Availability of Funds

**FAR 52.233-2** Service of Protest, paragraph (a) shall state, 'Rebecca McGlothlin, Fort Bragg Directorate of Contracting, Bldg. 1-1333, Armistead & Macomb Sts., Ft. Bragg, NC 28310.

**FAR 52.252-1** Solicitation Provisions Incorporated by Reference

**DFARS 252.204-7004**, Required Central Contractor Registration

**DFARS 252.201-7000**, Contracting Officer's Representative.

**NO HARD COPY SOLICITATIONS WILL BE ISSUED.** It is your responsibility to review the website for any changes to the IFB.

Contractors must be registered in the Central Contractor Registration (CCR). DUNS/CCR website is: <http://ccr.gov>.

The Point of Contact for this requirement is MAJ Scott L. McKee, (910) 396-4362 x248 or email [scott.mckee@conus.army.mil](mailto:scott.mckee@conus.army.mil) The address for proposal submission is: Fort Bragg Directorate of Contracting ATTN: SFCA-SR-BR, MAJ Scott L. McKee Bldg. 1-1333, Armistead & Macomb Streets Fort Bragg, North Carolina 28310.

